CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- December 21, 2018

121 N. LaSalle Street- 2nd Floor City Council Chambers

Approval of the minutes from the November 16, 2018 regular meeting of the Board.

Approval of the agenda for the December 21, 2018 regular meeting of the Board.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

5-18-S ZONING DISTRICT: B3-2 WARD: 7

APPLICANT: Chicago, Illinois Windsor Park Congregation of Jehovah's

Witnesses Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2833 E. 79th Street

SUBJECT: Application for a special use to establish a religious assembly with

one hundred and fifty seats.

6-18-S ZONING DISTRICT: B3-2 WARD: 7

APPLICANT: Chicago, Illinois, Windsor Park Congregation of Jehovah's

Witnesses, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2835-45 E. 79th Street

SUBJECT: Application for a special use to establish an off-site parking lot

with thirty-two spaces to meet the parking requirement for a

religious assembly located at 2833 E. 79th Street.

7-18-S ZONING DISTRICT: B3-2 WARD: 7

APPLICANT: Chicago, Illinois, Windsor Park Congregation of Jehovah's

Witnesses, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 2807-11 E. 79th Street

SUBJECT: Application for a special use to establish an off-site parking lot

with nineteen spaces to meet the parking requirement of the

religious assembly located at 2833 E. 79th Street.

43-18-S ZONING DISTRICT: DS-3 WARD: 3

APPLICANT: MJS Futures LLC **OWNER:** Ross Feinberg

PREMISES AFFECTED: 2417 S. Wabash Avenue

SUBJECT: Application for a special use to establish a non-accessory parking

lot which is located outside of the Central Area Parking District

and will have with twenty-six parking spaces.

REGULAR CALL

622-18-S ZONING DISTRICT: DX-3 WARD: 28

APPLICANT: 133 South Ashland Land, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 133 S. Ashland Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, eighty-nine dwelling unit

building with roof top enclosures and interior parking.

623-18-Z ZONING DISTRICT: DX-3 WARD: 28

APPLICANT: 133 South Ashland Land, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 133 S. Ashland Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' on floor containing dwelling units for a proposed

four-story, eighty-nine dwelling unit building with rooftop

enclosures and interior parking.

624-18-Z ZONING DISTRICT: DX-3 WARD: 28

APPLICANT: 133 South Ashland Land, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 133 S. Ashland Avenue

SUBJECT: Application for a variation to reduce the required loading stall from

one to zero for a proposed four-story, eighty-nine dwelling unit

building with rooftop enclosures and interior parking.

625-18-S ZONING DISTRICT: DX-3 WARD: 28

APPLICANT: 104 South Laflin Land, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 104 S. Laflin Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed four-story, fifty-one dwelling unit building with an attached garage with fifty-one parking spaces.

626-18-Z ZONING DISTRICT: DX-3 WARD: 28

APPLICANT: 104 South Laflin Land, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 104 S. Laflin Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 0.79' for a proposed four-story, fifty-one dwelling unit building with an attached garage with fifty-one parking

spaces.

627-18-Z ZONING DISTRICT: DX-3 WARD: 28

APPLICANT: 104 South Laflin Land, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 104 S. Laflin Street

SUBJECT: Application for a variation to reduce the required off street loading

zone from one to zero for a proposed four-story, fifty-one dwelling unit building with an attached garage and fifty-one on-site parking

spaces.

628-18-S ZONING DISTRICT: C1-3 WARD: 12

APPLICANT: Alejandro Guerra
OWNER: George Florakos
PREMISES AFFECTED: 2000 W. 34th Street

SUBJECT: Application for a special use to establish an outdoor patio to be

located on the first floor rooftop of a proposed three-story building with an outdoor rooftop patio to contain a general restaurant and

one dwelling unit.

629-18-Z ZONING DISTRICT: C1-3 WARD: 12

APPLICANT: George Florakos **OWNER:** Same as applicant **PREMISES AFFECTED:** 2000 W. 34th Street

SUBJECT: Application for a variation to reduce the parking requirement from

one to zero for a proposed three-story, one dwelling unit building with a general restaurant use and an outdoor rooftop patio to serve

the restaurant.

630-18-Z ZONING DISTRICT: RS-2 WARD: 13

APPLICANT: James Dipasquale **OWNER:** Same as applicant **PREMISES AFFECTED:** 5743 S. Natchez Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 20.77' to 15', north setback from 4.10' to 3.40' (south to be 12.8'), combined side setback to be 16.2' for a proposed second floor addition, rear two story addition, front roofed open porch to

the existing single family residence.

631-18-S ZONING DISTRICT: B3-2 WARD: 18

APPLICANT: Chick-fil-A. Inc.

OWNER: SFI- Ford City-Chicago, LLC

PREMISES AFFECTED: 7615 S. Cicero Avenue

SUBJECT: Application for a special use to establish a drive through facility to

serve a proposed fast food restaurant.

632-18-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Noble Walton Venture, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1346 W. Walton Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 1.17' for a proposed detached, six-car garage with roof deck with open stairs for access to the deck that serves the

existing three-story, six dwelling unit building.

633-18-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Noble Walton Venture, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1350 W. Walton Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 1.17' for a proposed six car garage with rooftop deck and open stairs to access the roof deck that serves the existing

three-story, six unit building.

634-18-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Noble Walton Venture, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1356 W. Walton Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 1.17' for a proposed detached six car garage with a roof top deck and open stairs to access the roof deck that will serve

the existing three-story, six dwelling unit building.

635-18-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Noble Walton Venture, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1360 W. Walton Street

SUBJECT: Application for a variation to reduce the rear setback from 30' to

1.17' for a proposed detached six car garage with roof deck an open stairs to access the roof deck which serves the existing three-

story, six dwelling unit building.

636-18-Z ZONING DISTRICT: C1-3 WARD: 31

APPLICANT: VMM Social Room, Inc.

OWNER: Victor Mizhquiri

PREMISES AFFECTED: 5240 W. Fullerton Avenue

SUBJECT: Application for a variation to establish a Public Place of

Amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125'

of a residential zoning district.

637-18-Z ZONING DISTRICT: B3-3 WARD: 39

APPLICANT: Klairmont Enterprises, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 4801 W. Peterson Avenue

SUBJECT: Application for a variation to eliminate landscape and fencing

treatments for the existing on-site parking lot (reduced interior landscape and no 7' setback along Caldwell Avenue) & 7' setback partly reduced along Cicero Avenue for the existing office/ retail

building.

638-18-Z ZONING DISTRICT: B3-3 WARD: 39

APPLICANT: Klairmont Enterprises, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 4801 W. Peterson Avenue

SUBJECT: Application for a variation to reduce the minimum required spaces

by 20% from one hundred ninety-eight to one hundred fifty-eight for proposed ground floor additions for retail use in the existing

five-story office and medical service.

639-18-S ZONING DISTRICT: B3-1 WARD: 39

APPLICANT: Klairmont Enterprise, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 4747 W. Peterson Avenue

SUBJECT: Application for a special use to establish an off-site parking lot

containing eight required parking spaces to serve the proposed first

floor retail use located at 4801 W. Peterson Avenue.

640-18-S ZONING DISTRICT: B3-3 WARD: 1

APPLICANT: Salon Milano, Inc.

OWNER: LA Racine-Western, LLC **PREMISES AFFECTED:** 2417 N. Western Avenue

SUBJECT: Application for a special use to establish a hair salon.

641-18-S ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: Corina Diaz dba La Calle de las Sirenas

OWNER: Evelia Rodriguez **PREMISES AFFECTED:** 5123 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a beauty salon.

642-18-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Peter Paraskevoulakos
OWNER: Same as applicant
PREMISES AFFECTED: 4707 N. Talman Avenue

SUBJECT: Application for a variation to convert an existing non-conforming

two dwelling unit building to a three dwelling unit building.

643-18-S ZONING DISTRICT: B3-2 WARD: 18

APPLICANT: Simply Hair Braiding, LLC **OWNER:** SFI- Ford City- Chicago, LLC

PREMISES AFFECTED: 7601 S. Cicero Avenue

SUBJECT: Application for a special use to establish a hair salon.

644-18-Z ZONING DISTRICT: RT-4 WARD: 48

APPLICANT: UNA Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1438 W. Catalpa Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.63' to 2', east setback from 2.4' to zero, combined side setback from 6' to 3.33' for a proposed rear three-story open porch stair system to connect the existing garage roof deck to the existing

building.

645-18-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: Legacy Tattoo, LLC
OWNER: Nodarse Holdings, Inc.
PREMISES AFFECTED: 2828 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a body art service (tattoo

shop).

646-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: James Lucas **OWNER:** Same as applicant

PREMISES AFFECTED: 1443 W. Henderson Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 35.08' to 1.84', west setback from 2' to 0.43' (east setback to be 0.49'), combined side setback from 5' to 0.92' for a proposed

garage roof deck on the existing garage.

647-18-Z ZONING DISTRICT: B2-3 WARD: 2

APPLICANT: Augusta Acquisitions, LLC

OWNER: Same as above

PREMISES AFFECTED: 1938 W. Augusta Boulevard

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 23.66' for a proposed rooftop stair enclosures for open roof decks to serve an existing five-story, sixteen dwelling

unit building.

648-18-Z ZONING DISTRICT: C1-1 WARD: 31

APPLICANT: Venue 4343 Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 4343 W. Diversey Avenue

SUBJECT: Application for a variation to establish a Public Place of

Amusement license for a small event venue in an existing threestory building which is located within 125' of a residential zoning

district.

649-18-S ZONING DISTRICT: DX-16 WARD: 42

APPLICANT: National Association of Realtors

OWNER: Same as applicant

PREMISES AFFECTED: 430 N. Michigan Avenue

SUBJECT: Application for a special use to establish an on premise, high-rise

sign for an office use which shall be erected 240' above grade.

650-18-S ZONING DISTRICT: C3-1 WARD: 47

APPLICANT: McDonald's Corporation

OWNER: Albany Bank & Trust Company N.A. Trust No. 11-3138 Dated

9/5/75

PREMISES AFFECTED: 2608 W. Addison Street

SUBJECT: Application for a special use to establish a double lane drive-

through to serve a one-story fast food restaurant.

651-18-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Near North Montessori School

OWNER: Same as applicant

PREMISES AFFECTED: 1434 W. Division Street

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 2' for a proposed four-story addition to an existing

five-story building.

652-18-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Near North Montessori School

OWNER: Same as applicant **PREMISES AFFECTED:** 1434 W. Division Street

SUBJECT: Application for a variation to increase the existing floor area from

117,104 square feet to 129,497 square feet (total of 12,393 square feet) for a proposed four-story addition to an existing five-story

school.

653-18-S ZONING DISTRICT: B3-5 WARD: 32

APPLICANT: Essa Nails, LLC **OWNER:** Glen Turenne

PREMISES AFFECTED: 1921 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a nail salon.

654-18-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: John J. Ford **OWNER:** Same as applicant

PREMISES AFFECTED: 714 W. 115th Street - Suite A

SUBJECT: Application for a special use to establish a hair and nail salon.

655-18-Z ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2745 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed access bridge from an existing four-story building to a proposed roof deck on an existing six car

detached garage.

656-18-Z ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle

OWNER: Same as applicant

PREMISES AFFECTED: 2751 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed access bridge to connect the existing building to a proposed garage roof deck on the existing

detached garage.

657-18-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: LiBB Enterprise 1, LLC **OWNER:** Foster Property Group, LLC

PREMISES AFFECTED: 2817 N. Broadway

SUBJECT: Application for a special use to establish a hair and nail salon.

658-18-S ZONING DISTRICT: B3-3 WARD: 43

APPLICANT: Vandross Hair Design, LLC
OWNER: 2476-78 Lincoln, LLC
PREMISES AFFECTED: 2474 N. Lincoln Avenue

SUBJECT: Application for a special use to establish a barber shop.

659-18-S ZONING DISTRICT: M1-1 / M2-2 WARD: 47

APPLICANT: Chicago Cubs Baseball Club, LLC **OWNER:** Garoon Family Limited Partnership

PREMISES AFFECTED: 3900 N. Rockwell Street

SUBJECT: Application for a special use to establish a non-required, non-

accessory parking lot to serve Wrigley Field.

A.M. CONTINUANCES

312-18-S ZONING DISTRICT: C1-3 WARD: 3

APPLICANT: McDonald's USA, LLC

OWNER: Franchise Realty Investment Trust- IL

PREMISES AFFECTED: 207 E. 35th Street

SUBJECT: Application for a special use to establish a dual lane drive-through

to serve an existing fast food restaurant.

534-18-S ZONING DISTRICT: C1-2 WARD: 2

APPLICANT: 1913 Northco, LLC

OWNER: JFS 1913-19 North Avenue, LLC

PREMISES AFFECTED: 1913-17 W. North Avenue

SUBJECT: Application for a special use to establish an outdoor roof top patio

to serve an existing restaurant.

535-18-Z ZONING DISTRICT: C1-2 WARD: 2

APPLICANT: 1913 Northco, LLC

OWNER: JFS 1913-19 North Avenue, LLC

PREMISES AFFECTED: 1913-17 W. North Avenue

SUBJECT: Application for a variation to establish a transit served location to

allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve an existing restaurant.

VOTE ONLY

532-18-Z ZONING DISTRICT: RT-4 WARD: 45

APPLICANT: Chicago Title and Land Trust 8002361424

OWNER: Same as applicant

PREMISES AFFECTED: 3721 N. Parkview Terrace

SUBJECT: Application for a variation to reduce the east front setback from 15'

to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single

family residence.

2:00 P.M.

660-18-Z ZONING DISTRICT: DS-3 WARD: 25

APPLICANT: GW South Loop, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1113 S. Jefferson Street

SUBJECT: Application for a variation to reduce the landscape setback from 7'

to 2' for 40% of the total lineal frontage, from 7' to 5' for a 6% of the total lineal frontage and 7' to 3' for 31% of the total lineal frontage and to reduce the number of setback trees from twenty-

two to eleven.

661-18-Z ZONING DISTRICT: DS-3 WARD: 25

APPLICANT: GW South Loop, LLC **OWNER:** Same as applicant 1113 S. Jefferson Street

SUBJECT: Application for a variation to reduce the number of interior trees

from 37 to 23 for a vehicular use area for a new development

which shall include a gas station and three retail uses.

662-18-Z ZONING DISTRICT: RS-1 WARD: 41

APPLICANT: John C. Hanley **OWNER:** Same as applicant

PREMISES AFFECTED: 6855 W. Ardmore Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 36.66' to 21.96', east setback from 8.35' to 6.4' (west to be 5.13'), combined side setback from 25.05' to 11.03' for a proposed

front open porch, front one-story addition and second story addition and to convert the existing two-car garage into living

space for the existing single family residence.

663-18-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Charles Joseph Salon, PC
OWNER: Northern Trust TR u/t # 13192
PREMISES AFFECTED: 6716 N. Northwest Highway

SUBJECT: Application for a special use to establish a hair salon.

664-18-S ZONING DISTRICT: C2-5 WARD: 27

APPLICANT: 1400 W Monroe Owner, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1404 W. Monroe Street

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed seven story, forty-two dwelling unit

building.

665-18-Z ZONING DISTRICT: C2-5 WARD: 27

APPLICANT: 1400 W Monroe Owner, LLC

PREMISES AFFECTED: 1404 W. Monroe Street

SUBJECT: Application for a variation to reduce the front setback from the

required 10' to zero, west setback from 2' to zero, rear setback from 30' to zero for a proposed seven story, forty-two dwelling unit

building.

666-18-Z ZONING DISTRICT: C2-5 WARD: 27

APPLICANT: 1400 W Monroe Owner, LLC

PREMISES AFFECTED: 1404 W. Monroe Street

SUBJECT: Application for a variation to reduce the required off-street loading

zone from one to zero for a proposed seven story, forty-two

dwelling unit building.

P. M. CONTINUANCES

528-18-Z ZONING DISTRICT: RS-2 WARD: 33

APPLICANT: 2805 Eastwood, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2805 W. Eastwood Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square

feet for a proposed two-story, single family residence.

580-18-S ZONING DISTRICT: DS-3 WARD: 25

APPLICANT: GW South Loop, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1113 S. Jefferson Street

SUBJECT: Application for a special use to establish a new eight pump gas

station with an accessory one-story retail building.

581-18-S ZONING DISTRICT: DS-3 WARD: 25

APPLICANT: GW South Loop, LLC OWNER: Same as applicant PREMISES AFFECTED: 1113 S. Jefferson Street

SUBJECT: Application for a special use to establish a dual lane drive-through

to serve a proposed restaurant.

588-18-Z ZONING DISTRICT: M1-3 WARD: 28

APPLICANT: Sean R. Kelly
OWNER: Same as applicant
PREMISES AFFECTED: 3416 W. Lake Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed 10' chain link fence with fabric mesh screen at the rear of a proposed accessory parking lot to serve

the existing warehouse building.

589-18-Z ZONING DISTRICT: M1-3 WARD: 28

APPLICANT: Sean R. Kelly
OWNER: Same as applicant
PREMISES AFFECTED: 3416 W. Lake Street

SUBJECT: Application for a variation to establish a 7' high ornamental fence

with sliding gate along Lake Street on the property line instead of

5' from the property line.

590-18-Z ZONING DISTRICT: RS-2 WARD: 22

APPLICANT: Olga Nolasco **OWNER:** Same as applicant

PREMISES AFFECTED: 4637 S. Kilpatrick Avenue

SUBJECT: Application for a variation to reduce south setback from the

required 4' to 0.5", north from 4' to 1'-6", combined side setback from 9.9' to 1' 11" for a proposed second story addition on the

existing single family residence.

591-18-Z ZONING DISTRICT: RS-2 WARD: 22

APPLICANT: Olga Nolasco **OWNER:** Same as applicant

PREMISES AFFECTED: 4637 S. Kilpatrick Avenue

SUBJECT: Application for a variation to increase the floor area ration by 10%

from 0.65 to 0.75 for a proposed second floor addition to the

existing single family residence.

592-18-S ZONING DISTRICT: B1-3 WARD: 32

APPLICANT: 1446-50 Barry, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1448 W. Barry Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor for a proposed five-story, eight dwelling unit building with roof top enclosures, roof decks, front balconies,

interior parking and attached parking.

593-18-Z ZONING DISTRICT: B1-3 WARD: 32

APPLICANT: 1446-50 Barry, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1448 W. Barry Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 3.92' to zero, east from 2' to zero for a proposed five-

story, eight dwelling unit building.

612-18-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: TCF Properties, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1721 N. Dayton Street

SUBJECT: Application for a variation to reduce the front setback from the

required 10.31' to 6.50', north setback from 2' to zero (south to be 3.08'), combined side setback from 4.61' to 3.08' for a proposed third story and rear addition for the existing three-story, three unit

building to be deconverted to two dwelling units.

622-18-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 14.84' to 5' for a proposed three-story, three dwelling unit

building.

623-18-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue

SUBJECT: Application for a variation to reduce the minimum lot area per

dwelling unit from 1,000 to 993.32 (which is less than 10%) for a

proposed three-story, three dwelling unit building.

404-18-Z APPLICANT:WARD: 43
William J. Deakin Trust and Lis M. Diehlmann Trust

OWNER: Same as applicant

PREMISES AFFECTED: 1848 N. Lincoln Avenue

SUBJECT: Application for a variation to reduce the front feature setback from

the required 20' to 9.87', front setback from 11.22' to 9.87', north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/ elevator enclosure and roof

deck.

Semi-annual review of Board's closed session minutes.

Approval of the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 490-18-Z and 491-18-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 16, 2018.

Adjournment.